



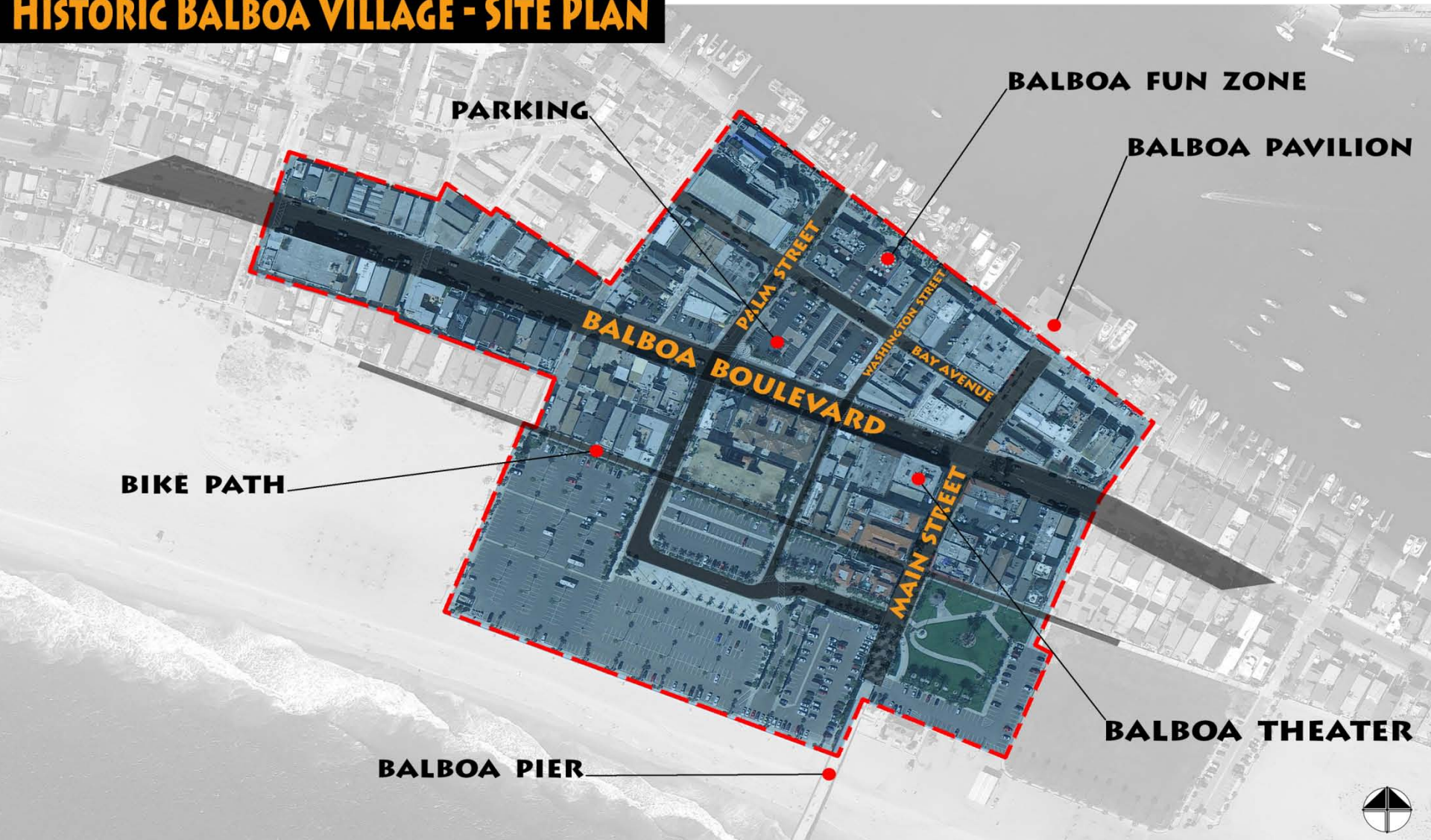
# HISTORIC BALBOA VILLAGE

NEWPORT BEACH, CALIFORNIA





# HISTORIC BALBOA VILLAGE - SITE PLAN





# HISTORIC BALBOA VILLAGE PHOTOS



1940's



1940's



1930's



19??

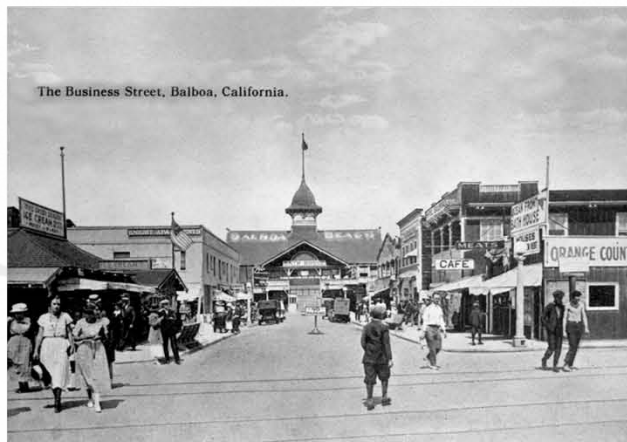


1914

# HISTORIC BALBOA VILLAGE PHOTOS



**1914**



**1920's**



**1940's**



**1940's**



**1950's**



**2008**

# What defines the Historic Balboa Village in the eyes of those who visit?

1. The Ferry
2. Ferris Wheel
3. Iconic Structure (Balboa Pavilion)
4. The Pier
5. Fun Zone
6. Main Street
7. Bike Path and Park (adjacent to beach)

## How do we build on these to strengthen the experience?

- Complete restoration of the Performing Arts Theater.
- Review and refine traffic and parking patterns.
- Revitalize building characters and facades
- Establish sign control and landscaping (softscape and hardscape).
- Create design guidelines for all new structures and those that will be remodeled.
- Parking (private/public/partnership)



# EXISTING CONDITIONS



## CURRENT ARCHITECTURAL STYLES (PREDOMINANT)



**MODIFIED MEDITERRANEAN**



**EAST COAST FISHING VILLAGE  
(GREY SIDING W/ WHITE TRIM)**



## VIEW OF MAIN STREET





# MAIN STREET CONCEPT



2013

BALBOA VILLAGE



## VIEW OF BALBOA BOULEVARD





# BALBOA BOULEVARD CONCEPT



BALBOA EWD.

SAH 2012



### CONTACTS

**Donal Jacobs, FAIA**

JZMK Partners

131 Innovation Drive, Suite 100  
Irvine, California 92617

Phone: 949-861-4600

E-mail: [djacobs@jzmkpartners.com](mailto:djacobs@jzmkpartners.com)

**Simon Hibbert**

JZMK Partners

131 Innovation Drive, Suite 100  
Irvine, California 92617

Phone: 949-861-4600

E-mail: [shibbert@jzmkpartners.com](mailto:shibbert@jzmkpartners.com)